



To: Mayor Glantz and Members of the City Council  
From: Mark Perkins, City Administrator  
Date: May 20, 2020  
Re: Proposed FY2021-FY2025 Capital Improvement Program

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City staff is pleased to present the proposed Capital Improvement Program (CIP) for the five-year period beginning July 1, 2020. The proposed five-year capital plan includes both the Capital Fund and the Building Project Bond Fund, along with its associated Debt Service.

As in previous years, input from the public, City staff, and the City's boards, commissions, and committees has been considered as part of the CIP update. A copy of the proposed CIP was sent to the members of the City's committees in February following its presentation to the City Council.

Unlike previous years, revenue predictions were complicated by the economic downturn and uncertainty caused by the COVID-19 pandemic. This situation developed following the submission of the draft CIP to the City Council and has caused the revenue projections to be substantially lower for the Capital Fund than originally predicted. Expenses in the CIP have been reduced in response to the lower budget projections. These revenue and spending changes are discussed below.

The proposed CIP was submitted to and discussed with the Planning and Zoning Commission and the Finance Committee for their review and recommendation. The economic situation and the ongoing revisions to the CIP extended the review schedule into early May. Both the Finance Committee and Planning and Zoning Commission have reviewed the current draft of the CIP, and both have recommended that the City Council adopt the CIP. These recommendations are attached. Both the Finance Committee and the Planning and Zoning Commission acknowledged that the CIP represents staff's best estimates and that both revenues will need to be closely monitored until the economy stabilizes to determine if spending needs to be adjusted further.

## **CAPITAL FUND**

### **Capital Fund Revenues**

The Capital Fund uses three primary sources for revenues: a ½-cent capital improvement sales tax, funding from other agencies, and transfers from the General Fund. Interest and proceeds from equipment sales also contribute to the Capital Fund, but to a lesser degree than the other three revenue sources.

The ½-cent capital improvement sales tax provides approximately 61% of the funding for the Capital Fund in the CIP. Sales tax revenues are expected to be significantly less for the next few years due to the recent limitations on visiting and shopping at stores and restaurants and the expected long-term impact from these limitations.

Sales tax revenues for FY2021 are projected to be approximately \$1.68 million, which is 22.7% less than the projection for FY2021 that was included in the original draft of the CIP that was submitted to the City Council in February. Economic recovery is estimated to begin in FY2022 and last through at least FY2025, and 5% annual increases in sales tax revenue are projected for each of those years. However, the full economic impact of the

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pandemic cannot be predicted, and the uncertainty regarding sales tax income will require frequent monitoring and perhaps adjustments to the projects outlined in this plan.

An annual comparison of the current and original sales tax revenue projections is included below.

**Comparison of Sales Tax Revenue Projections (Original Draft vs. Final Draft)**

	FY2021	FY2022	FY2023	FY2024	FY2025
<b>February 21</b>	\$ 2,169,930	\$ 2,169,930	\$ 2,169,930	\$ 2,169,930	\$ 2,169,930
<b>Current</b>	\$ 1,677,510	\$ 1,761,386	\$ 1,849,455	\$ 1,941,928	\$ 2,039,024
<b>Difference</b>	\$ (492,420)	\$ (408,544)	\$ (320,475)	\$ (228,002)	\$ (130,906)
<b>% Change</b>	-22.7%	-18.8%	-14.8%	-10.5%	-6.0%

In total, the proposed five-year CIP includes approximately \$1.58 million less in sales tax revenue (-14.6%) than originally planned.

Funding from other agencies (primarily grants and reimbursements) represents about 23% of the Capital Fund revenues. The City has been successful in obtaining grant funding for several projects to improve streets, sidewalks, and public facilities, as detailed on Exhibit A. City staff anticipates that the City will continue to secure grant funding over the next five years to supplement the proposed CIP, although grants are competitive and continued success cannot be guaranteed.

Transfers from the General Fund represent another 15%. A transfer of at least \$400,000 from the General Fund to the Capital Fund is proposed for each fiscal year in the proposed CIP. These transfers provide an important supplemental funding source for the City’s street program and are appropriate based on the transportation-oriented revenue sources of the General Fund, which include the County road and bridge tax revenues.

**Capital Fund Expenditures**

Annual capital outlay for the next five years ranges from approximately \$2.48 million to \$4.02 million in the Capital Fund. These figures will likely increase as federal transportation funds and local municipal park grant funds are secured for certain projects. The increased expenses will be offset by grant funding identified in the plan as new revenue once the grants have been awarded.

Planned Capital Fund Expenditures have been reduced to help offset the lower sales tax projections. Through elimination of projects and purchases, reduction of project scope, and delays of work and purchases, the modifications to the Capital Fund expenditures aim to create a significant and immediate reduction in planned costs. Doing so will put the City in the best position to respond to future economic conditions.

**Comparison of Planned Capital Fund Expenditures (Original Draft vs. Final Draft)**

	FY2021	FY2022	FY2023	FY2024	FY2025
<b>February 21</b>	\$ 4,781,982	\$ 3,351,169	\$ 3,868,610	\$ 3,551,861	\$ 2,639,883
<b>Current</b>	\$ 2,914,977	\$ 4,020,630	\$ 3,686,826	\$ 3,305,727	\$ 2,478,796
<b>Difference</b>	\$(1,867,005)	\$ 669,461	\$ (181,784)	\$ (246,134)	\$ (161,087)
<b>% Change</b>	-39.0%	19.9%	-4.7%	-6.9%	-6.1%

The total reduction in planned Capital Fund expenditures for the five-year CIP is about \$1.79 million, or a reduction of 9.8%.

The changes to the planned Capital Fund expenditures impacted every category in the CIP. These changes have been discussed in detail with the City Council through previous reports to the City Council, so all of the changes will not be recounted here. However, highlights of these changes are included below:

- *Streets and Sidewalks.* Planned expenses in this category have been reduced by about \$1.57 million, which is a reduction of 10.9% of the original total. Most of the reductions involve completing fewer street and sidewalk improvements in FY2021. None of the reductions impact the grant-funded projects that are underway or planned efforts to help secure future grants.
- *Capital Equipment.* Planned expenses in this category have been reduced by \$52,700, or 2.8% of the original total. The primary source of these reductions is a planned delay in the purchase of certain Public Works trucks and other equipment.
- *Administration.* Administrative costs have been reduced by \$24,942, or 4.9% of the original total, through minimizing the increase from FY2020 to FY2021.

### Summary of Capital Fund Expenditures in the CIP

Brief status updates for FY2020 CIP projects and highlights of the proposed projects in FY2021 through FY2025 projects are included below. These project highlights are arranged to be consistent with their order in the five-year CIP spreadsheet in Exhibit A and the project narrative descriptions in Exhibit B. Details about projects that ended in FY2019 have not been included.

## GOVERNMENT FACILITIES

## CAPITAL FUND

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### 1. Americans with Disabilities Act (ADA) Improvements / Community Development Block Grant (CDBG)

FY2020: \$20,000. FY2021 – FY2025: \$20,000 annually

The City receives \$20,000 in Community Development Block Grant funding each year. FY2020 funds have been dedicated for accessibility improvements to the pedestrian signals at the intersection of New Ballas Road and Magna Carta Drive. FY2021 funds will be used to assist with improvements to the parking lot at Malcolm Terrace Park. The application for these funds and commitment to a particular project typically occur one year prior to the fiscal year in which the funds are spent.

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### 3. Government Center Gym HVAC Replacement

FY2020: \$36,030.

The HVAC unit that serves the gymnasium at the Creve Coeur Government Center unexpectedly failed in early FY2020 and required immediate replacement.

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### 4. Government Center Renovations Design

FY2022: \$250,000. Future: TBD

This project involves designing renovations to the Creve Coeur Government Center to include modification to the City Council chamber, employee work spaces, and building equipment. A concept plan and design will be developed in FY2022, the cost of which will be offset by a General Fund transfer into the Capital Fund. At least some of the costs associated with the accessibility and safety improvements to the Government Center will be paid from the Police Building Project Bond Fund as outlined in Proposition P.

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5. Court Office Renovation

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FY2021: \$30,000.

The current court offices will be renovated to improve the space and to possibly accommodate additional staff if the City begins joint operations with other area communities and hosts the joint effort at the Government Center.

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**PARKS AND RECREATIONAL FACILITIES**

**CAPITAL FUND**

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Park Improvements Grant Match

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Funding specified as projects in the five-year plan. Future: \$30,500.

This line item contains place holders for the City's matching funds for Municipal Park Grant applications, which the City pursues in odd-numbered fiscal years. The proposed CIP includes specific project descriptions for FY2021 (Millennium Park Playground), FY2023 (Ice Arena Refrigerant Switchover) and FY2025 (Tennis Court Replacement), with highlights of each below.

3. Parks Master Plan

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FY2019: \$48,000. FY2020: \$2,000.

This project included a study to provide the City with a guiding document to assist with planning for the future of City parks and to help secure outside funding to supplement the CIP. The study included an inventory and assessment of the parks, current maintenance needs, status of amenities compared to local and national standards, and recommendations for future improvements.

4. Ice Arena Improvements

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FY2019: \$267,254. FY2020: \$105,081

The City was awarded a Municipal Park Grant to make several improvements to the Creve Coeur Ice Arena, including roof beam reinforcement, new boards around the ice, a new sound system for the ice arena, repairs for the staff office area, a new front door for the building, a new boiler, and three new water heaters. The grant reimbursement is expected to be approximately \$345,730, about 93% of the total project cost.

5. Creve-Coeur-Frontenac Missouri Pacific Trail Study

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FY2020: \$0.

The intent of this project was to create a concept-level plan to study the feasibility of a walking trail along the former Missouri Pacific Railroad corridor between Malcolm Terrace Park and Villa Coublay Drive. This project was postponed due to lack of support from the City of Frontenac for the possible connection to a new park there.

6. Tennis Court Repairs

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FY2020: \$0.

The intent of this project was to repair and repaint the tennis courts at Conway Park. This project was postponed due to ongoing discussions about how these courts will be used in the future and how that will coordinate with the Parks Master Plan.

7. Millennium Park Trail Study

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FY2020: \$9,135.

This project involved a feasibility study and concept-level plans for a new path at Millennium Park and several possible connections to the park from adjacent neighborhoods. These projects will be added to the list of possible future parks improvement projects.

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8. Golf Course Pond Fountain

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FY2020: \$1,000.

The original intent of this project was to replace the fountain and its power supply at the southern pond near the hole #5 green at the Creve Coeur Golf Course. Staff found that repairs could be made to the existing fountain instead of installing a new system.

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9. Ice Arena Compressor Replacement

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FY2020: \$24,059.

The project involved the replacement of one (1) 100-ton ice rink plant compressor that is necessary to create and maintain the ice for the ice arena at the Dielmann Recreation Complex. The compressor that was replaced was one of the originals from the major renovation of the Ice Arena in 2003. It had internal damage that could not be repaired.

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10. Historic Building Renovation and Preservation

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FY2019: \$9,973. FY2020: \$10,000. FY2022: \$25,000.

Drainage improvements around the Lake School House will be completed in the spring of 2020, and building repairs for the Lake School House are planned for the spring of 2022. These repairs were recommended by the building assessment report from FY2019.

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11. Playground Safety Surface Replacement

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Prior years: \$56,508. FY2021: \$30,000. FY2024: \$100,000.

This project includes the replacement of damaged areas and rejuvenation of the rubberized safety surface beneath the City's playgrounds. The surfaces beneath the playgrounds at Millennium Park were repaired in FY2017. Additional emergency repairs will be completed at Millennium Park in FY2021 in order to keep both of the playgrounds open. The surface at Venable Memorial Park or the northern playground surface at Millennium Park is planned for replacement in FY2024.

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12. Dielmann Recreation Complex Parking Lot Lighting

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FY2020: \$3,000. FY2021: \$37,000.

This project involves the replacement of the lighting for the parking lots at the Dielmann Recreation Complex. The purpose of the project is to provide adequate and consistent light for the parking lots to increase safety and functionality of the lots. The new lighting will be energy-efficient LED lights.

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13. Park Path Improvements (Grant Match)

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FY2021: \$30,500.

The asphalt paths in Conway Park and Malcolm Terrace Park are in poor condition, and these paths need rehabilitation or replacement. Repairs and preservation measures are also needed for the paths at Venable Memorial Park and Millennium Park. Staff intends to apply for a Municipal Park Grant for these improvements, and the total project cost would be approximately \$500,000.

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14. Ice Arena Refrigerant Switch-Over (Design and Grant Match)

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FY2021: \$15,000. FY2023: \$75,000

The Ice Arena cooling system currently uses R-22 refrigerant. Beginning January 1, 2020, the production and importation of R-22 refrigerant is prohibited due to environmental and health risks. The budget identified in FY2023 is for a grant match for the cost of transitioning to an alternate cooling system, such as Ammonia or CO<sub>2</sub>, which is estimated to be \$550,000. A preliminary design is planned for FY2021 to prepare the City for an application for a Municipal Park Grant in FY2023.

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15. Malcolm Terrace Parking Lot Improvements (CDBG Grant)

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FY2021: \$45,000.

This project involves accessibility improvements to the parking lot at Malcolm Terrace Park. The cost of this project is offset by \$20,000 in Community Development Block Grant funding.

16. Dielmann Recreation Complex HVAC Replacement – Phase 2

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FY2022: \$110,000.

This project involves the removal and replacement of the remaining air handler and condensing unit that serve the Dielmann Recreation Complex. The replacement of this equipment will complement and complete the air handler, condenser, and boiler units that were replaced in FY2018. The new units will be more reliable and more efficient than the two aged units that are proposed to be replaced.

17. City Entrance and Park Identification Signage Master Plan

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FY2022: \$20,000.

This project includes working with a consultant to design new signs or monuments for the various points of entry into the City and the City's parks, as well as directional signs leading visitors to City facilities. This study was included among the goals of the City's Strategic Plan FY2018-2021.

18. Ice Arena Floor Replacement

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FY2023: \$200,000.

This project involves replacing the rubberized flooring that is around the ice rink, in the player's locker rooms, and in the referee's changing room. Most of this flooring dates back to the 2003 building renovation. The existing floor is wearing out, and is beginning to require more frequent maintenance. Replacement is recommended to avoid future failures that could be hazardous.

19. Venable Memorial Park Improvements (Grant Match)

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FY2024: \$150,000.

Several of the existing facilities at Venable Memorial Park are ageing and need updates or replacement. These include the pavilion, walking paths, restrooms, and tennis court. The City plans to apply for a Land and Water Conservation Fund (LWCF) grant to assist with the cost of some of these improvements. The amount shown is the City's 50% match for what is expected to be an application for a \$300,000 project.

20. Tennis Court Replacement Project (Grant Match)

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FY2025: \$30,500.

The tennis courts at Venable Memorial Park and Lake School Park are asphalt courts that have been overlaid several times and cannot be effectively overlaid in the future. Through this project, the City would either replace the courts at both parks or remove and expand the courts at Lake School Park, as was suggested by the Parks Master Plan. The amount shown represents the City's anticipated share of a Municipal Park Grant for the project.

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**STORMWATER**

**CAPITAL FUND**

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2. Middlebrook Drive Stormwater Improvements

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Prior Years: \$42,075. FY2020: \$267,685.

This project includes replacing the culvert pipe under Middlebrook Drive and making associated repairs to the creek and the roadway. Construction of the project is expected to begin in FY2020 and to extend into

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FY2021. The project had been identified as a high priority by the Stormwater Committee, and Missouri American Water encouraged the project due to concerns that the site instability could damage the water main on Middlebrook Drive.

3. Balcon Estates Culvert Improvements

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FY2020: \$10,000.

MSD replaced a collapsed stormwater inlet on Balcon Estates Court that the City had begun to review for a possible stormwater project. The design of this project will be limited to a preliminary design and cost estimate that the City can use for future planning.

4. Ballas Culvert Erosion Rehabilitation

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FY2022: \$50,000.

Funding is recommended in FY2022 to design repairs for erosion at the downstream end of a box culvert beneath New Ballas Road south of Tarrytown Drive. Repairs are recommended before the issue threatens the integrity of the culvert. This project has been identified as a high priority by the Stormwater Committee.

**STREETS AND SIDEWALKS**

**CAPITAL FUND**

The types of several federal and state roadway grants are abbreviated due to the length of their names. These include the federal Surface Transportation Program (STP) grant, the federal Transportation Alternatives Program (TAP) grant, the Community Development Block Grant (CDBG), the State of Missouri's Cost Share Program (State Cost Share), and the Governor's Transportation Cost-Share Program (Governor's Program).

1. Street and Sidewalk Maintenance Program

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FY2020: \$1,436,500. FY2021: \$600,000.

Much of the Capital Fund CIP expenditures are dedicated to preserving the City's streets and sidewalks through concrete slab replacement, asphalt resurfacing, microsurfacing, sidewalk repairs and improvements, and other preservation techniques. Priorities are guided by the City's infrastructure management program and street rating system.

2. Street Reconstruction/Rehabilitation

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FY2020: \$483,993. FY2023: \$300,000. FY2025: \$200,000.

Several of the City's streets are in poor condition and require extensive rehabilitation or reconstruction. Among these are 'composite' streets – old concrete base pavement with asphalt overlay – that are beyond their useful lives. The FY2022 budget has been reduced to zero in order to supplement the work planned for Mosley Road so that all of Mosley Road can be improved that year as one project. In FY2023, this program will likely complete the work in the Ladue Estates subdivision that began in FY2018.

5. Warson Road Improvements (Federal STP grant)

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Prior Years: \$651,662. FY2020: \$21,959.

This project involved pavement resurfacing and sidewalk replacement along Warson Road between Olive Boulevard and Countryside Place. The City received a federal STP grant of \$428,800 for the project.

6. Fernview Sidewalk Concept Plan

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FY2020: \$28,642

This study reviewed the feasibility and cost of adding a sidewalk to Fernview Drive between Olive Boulevard and Gallagher Road. Sidewalks were not included as part of the Fernview Drive Resurfacing Project.

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7. New Ballas Median Plantings

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FY2021: \$20,000.

This project involves new trees, median end treatments, and plantings in the centerline median along North New Ballas Road near the Creve Coeur Government Center. This island had been lined with ash trees that were removed due to the emerald ash borer infestation. The Horticulture, Ecology, and Beautification Committee has reviewed the planting plan and has recommended this project.

8. Signal Enhancement Projects

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Prior Years: \$95,792. FY2020: \$98,136. FY2021: \$240,000.

The City has partnered with the Missouri Department of Transportation (MoDOT) and the Olive Boulevard Transportation Development District (Olive TDD) to include illuminated street name signs onto several new traffic signals along Lindbergh Boulevard and Olive Boulevard in FY2018, FY2020, and FY2021. Nearly all of the signalized intersections in Creve Coeur along Olive and Lindbergh will have new illuminated street name signs following the FY2021 project.

9. Emerson Road Improvement Project (Federal STP grant)

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Prior Years: \$55,016. FY2020: \$34,752. FY2021: \$605,000.

The project includes pavement widening and resurfacing, new curb and gutter, and enclosed stormwater facilities along the City-maintained section of Emerson Road from Old Ballas Road to De Smet Jesuit High School. Construction is expected to begin in the winter of 2020 and extend through the spring of 2021 (FY2021). The City received a federal grant that will reimburse up to \$444,000 (73%) of construction costs.

10. Fernview Drive Resurfacing (Federal STP grant)

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Prior Years: \$27,953. FY2020: \$28,471. FY2021: \$275,000.

This project involves asphalt pavement resurfacing along Fernview Drive from Gallagher Road to Olive Boulevard. The City was awarded a federal STP grant which will reimburse 80% of the construction cost (up to \$250,000). Construction of the project is scheduled for the summer of 2020 (FY2021).

11. Mosley Road Improvement Project (federal STP grant)

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Prior Years: \$33,689. FY2020: \$75,000. FY2021: \$277,000. FY2022: \$1,310,000.

This project involves roadway resurfacing, sidewalk upgrades, drainage improvements, and partial roadway reconstruction for Mosley Road, from Olive Boulevard to Ladue Road. Design began in FY2019, easement acquisition is expected to begin in FY2020 and end in FY2021, and construction is expected to be in FY2022. The City was awarded a federal STP grant of \$760,000 for this project.

12. New Ballas Road Improvement Project – Phase 1 (Federal STP grant)

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FY2021: \$150,000. FY2022: \$180,000. FY2023: \$1,020,000.

This project involves the replacement of approximately 25% of the roadway pavement, joint repairs, sidewalk improvements, and signal improvements to North New Ballas Road, from Olive Boulevard to Craig Road. Design is scheduled to begin in FY2021, right of way and easement acquisition will be in FY2022, and construction will be in FY2023. The City has been awarded a federal STP grant of \$960,000 to assist with the cost of this project.

13. Lindbergh – Old Olive Intersection Reconstruction (State Cost Share; STP Grant Match)

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Prior Years: \$30,306. FY2020: \$13,100. FY2021: \$190,000. FY2022: \$25,000. FY2023: \$90,160.  
FY2024: \$1,106,140.

This project involves the reconstruction and reorientation of the intersection of Old Olive Street Road at

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Lindbergh Boulevard to include a traffic signal and a designated crossing for a bicycle and pedestrian trail. The total cost of this project is estimated to be approximately \$2.6 million. The City has been awarded approximately \$1 million in State Cost Share funding, and the City has applied for another \$1.1 million in federal STP funding. The amounts shown are the City's share following a successful STP grant application. Construction is expected in FY2024.

#### 14. Olive-Lindbergh Interchange Enhancements

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FY2020: \$312,500. FY2022: \$30,000.

The City has partnered with the St. Louis Economic Development Partnership and the Missouri Department of Transportation to add decorative elements to the traffic signals and bridge as part of the 2020 project to partially reconstruct the Olive-Lindbergh interchange. Funds are identified in FY2022 for a landscaping design for this interchange following the completion of the roadway project.

#### 15. Pavement Conditions Ratings Update

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FY2022: \$45,000.

The City uses pavement management software to evaluate pavement conditions that assist with planning for future repairs. City staff typically update the pavement condition ratings for 25% of the City each year. This review will be for the entire City and will be completed by a consultant to verify that the City's ratings remain accurate.

#### 16. Craig Road Improvements (Design and Grant Match)

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FY2019: \$5,970. FY2020: \$33,830. FY2023: \$100,000. FY2024: \$10,000. FY2025: \$250,000.

A traffic study and concept plan were completed in FY2020 to prepare for an FY2021 federal STP grant application for intersection, pavement, and sidewalk improvements to Craig Road from Olde Cabin Road to Olive Boulevard. The funding included in FY2023-FY2025 represents the City's anticipated share of a grant-funded roadway improvement project. The total cost of the project is estimated to be \$1,400,000.

#### 17. New Ballas Sidewalk Extension (Design and Grant Match)

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FY2022: \$50,000. FY2023: \$50,000.

This project involves adding a sidewalk along the west side of New Ballas Road between Magna Carta Drive and Rocky Drive to fill in one of the only remaining sidewalk gaps along New Ballas Road. The City plans to apply for a federal TAP grant to assist with the construction cost. The costs shown represent the estimated design fee and City match for the cost to construct the project.

#### 18. New Ballas Road Improvements – Phase 2 (Design and Grant Match).

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FY2024: \$100,000. FY2025: \$25,000. Future: \$300,000.

This project would involve roadway, sidewalk, and signal improvements along South New Ballas Road, generally from Conway Road to Ladue Road. The cost shown represents the estimated design fee and 20% grant match for the right-of-way and construction phases of the project. The total cost of this project is estimated to be \$1,700,000.

#### 19. New Ballas Road Improvements – Phase 3 (Design and Grant Match).

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FY2024: \$100,000. Future: \$250,000.

This project would involve roadway, sidewalk, and signal improvements along North New Ballas Road, generally from Ladue Road to Magna Carta Drive. The cost shown represents the estimated design fee and 20% grant match for the right-of-way and construction phases of the project. The total cost of this project is estimated to be \$1,350,000.

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**CAPITAL EQUIPMENT****CAPITAL FUND**

Only capital equipment with a cost of \$20,000 or more, and a useful life of five years or longer, are included in the CIP.

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**1. Public Works Capital Equipment**

FY2020: \$155,884. FY2021: \$243,700. FY2022-FY2025: \$337,000 annual average.

Two one-ton trucks were purchased in FY2020. Recommended purchases for FY2021 include a two-ton dump truck and two leaf vacuums. A continuous vehicle-replacement schedule is recommended to prevent reliance on obsolete equipment, high maintenance costs, and increased equipment down-time.

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**2. Golf Course Equipment Replacement**

FY2020: \$31,751. FY2022: \$20,000. FY2023: \$35,000. FY2024: \$20,000. FY2025: \$40,000.

A new work vehicle and spray system were purchased in FY2020. Several work vehicles are recommended in the five-year plan to replace equipment that will be 15-29 years old when replaced. These vehicles are necessary for the efficient upkeep of the Creve Coeur Golf Course.

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**3. Police Department Fitness Equipment**

Prior Years: \$17,500. FY2020: \$17,500.

The City received a donation of \$35,000 to pay for new fitness equipment for the Creve Coeur Police Department.

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**6. Phone System Replacement**

FY2022: \$48,500.

This project involves the replacement of the phone system used by the City's staff. The City's current phone system will no longer be warranted or supported after 2021. Functioning and reliable phones are essential for City staff to complete their work.

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**7. Olive Median Street Light Stock**

FY2022: \$50,000

The City plans to purchase several decorative street lights to keep in stock so that replacement lights are more readily available if any are struck by a vehicle on Olive Boulevard. Light replacement can currently take months. Insurance proceeds will reimburse the City for the replacement lights.

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**8. Public Works Facility Gasoline System Replacement**

FY2021: \$35,000

The existing gas pumps and fuel-management system are out of date and have begun to require annual maintenance in order to meet the minimum standards to own and operate the fueling station. A new system is recommended to increase efficiency and reliability.

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**Project Management**

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FY2021: \$91,777. FY2022-FY2025: \$98,870 annual average.

This item includes the costs associated with the salary and benefits for a full-time employee to help oversee the Capital Improvement Program in the field. City staff have been successful in obtaining grants to offset costs associated with capital improvements. Grant administration requires oversight by Public Works staff to monitor costs and schedules associated with large grant projects as well as staff to oversee construction of those projects in the field.

**CAPITAL FUND FUTURE PROJECTS**

The City has many maintenance needs, improvements, and desired facilities that are anticipated for years beyond the five-year projections or for which there is currently not sufficient funding in the capital fund. In addition, several plans have been developed to outline long-term goals for parks and roadways.

The total estimated cost of projects identified as Future Projects for the Capital Fund is approximately \$64 million. The list of Future Projects is attached as Exhibit E.

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## **BUILDING PROJECT BOND FUND (PROPOSITION P)**

### **Building Project Fund Revenues**

In November 2016, Creve Coeur residents voted to approve a \$10.69 million bond measure to provide funding to build a new building for the Police Department and to make accessibility and security improvements to the existing Government Center building. The bonds were publically sold and the revenue was received by the City in FY2017.

### **Building Project Fund Expenses**

The Building Project Bond Fund includes one funding category. Most of the costs listed in this fund were associated with the new Police Department building and site work and are expected to be complete by the end of FY2020.

## **BUILDING DESIGN AND CONSTRUCTION**

## **BUILDING PROJECT BOND FUND**

### **1. Police Building Professional Services**

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Prior Years: \$1,305,104. FY2020: \$250,000.

Professional services are necessary for the construction of the new Police Department building and include site survey, building design, site layout, permitting, bidding, and construction inspection. These services also include the consultant hired as the City's representative and project manager for the project. A majority of the design was completed in FY2017-FY2018. Construction-related professional services began in FY2018 and extended through FY2020.

### **2. Police Building Site Work and Building Construction**

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Prior Years: \$6,675,712. FY2020: \$1,500,000.

This phase of the project includes the site work, building construction, finishes, and furnishing of the new building for the Police Department. Construction began in FY2018, and the Police Department is currently occupying the building. Some work remains to be completed, and this is expected to be finished by the end of FY2020.

### **3. Government Center Accessibility and Security Improvements**

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FY2023: \$521,059.

This project involves assessment of and improvements to various aspects of the Creve Coeur Government Center building in order to bring the building into better compliance with current accessibility and security standards and expectations. These improvements were specifically outlined in the bond referendum.

### **4. Government Center Electrical Switchgear Replacement**

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FY2020: \$9,000. FY2021: \$150,000.

This project involves the replacement of the electrical switchgear that serves the Creve Coeur Government Center. The existing equipment is outdated and is recommended for replacement.

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Note: Project numbers correspond to the project numbers on the five-year CIP spreadsheet and narrative report. Projects that ended in FY2019 are not listed in this summary, meaning that some numbers may appear to be missing from this summary.

**Debt Service Revenues**

The debt service revenues associated with the Building Project Fund will be collected from real estate and property taxes for the next 20 years (sunset in 2037). The tax collection revenue and interest from the estimated \$0.08 tax levy is estimated to generate approximately \$4.52 million for the five-year period of FY2021-FY2025.

**Debt Service Expenses**

The debt service expenses associated with the Building Project Bond Fund will be paid through the real and property taxes for the next 20 years (sunset in 2037). The debt service expenditures, including interest and principal expenses, are estimated to be approximately \$3.59 million for FY2021-FY2025.

**CITIZEN COMMENTS AND STAFF RESPONSES**

Several comments and suggestions for the CIP were submitted for consideration. These comments and the staff responses are included in the attached Exhibit C.

**ALL CIP DOCUMENTS**

This report and all of its attachments can be found on the City's website at [www.creve-coeur.org/cip](http://www.creve-coeur.org/cip).

**ATTACHMENTS**

Capital Improvement Plan Schedule

Recommendation to City Council from the Planning and Zoning Commission

Recommendation to City Council from the Finance Committee

Exhibit A – CIP FY2021-FY2025 Spreadsheet (Capital Fund & Building Project Fund)

Exhibit B – CIP FY2021-FY2025 Summary Report and Project Descriptions (Capital & Building Funds)

Exhibit C – Citizen Recommendations for the CIP

Exhibit D – CIP FY2016-FY2025 Ten-Year Overview Spreadsheet

Exhibit E – Capital Fund Future Projects